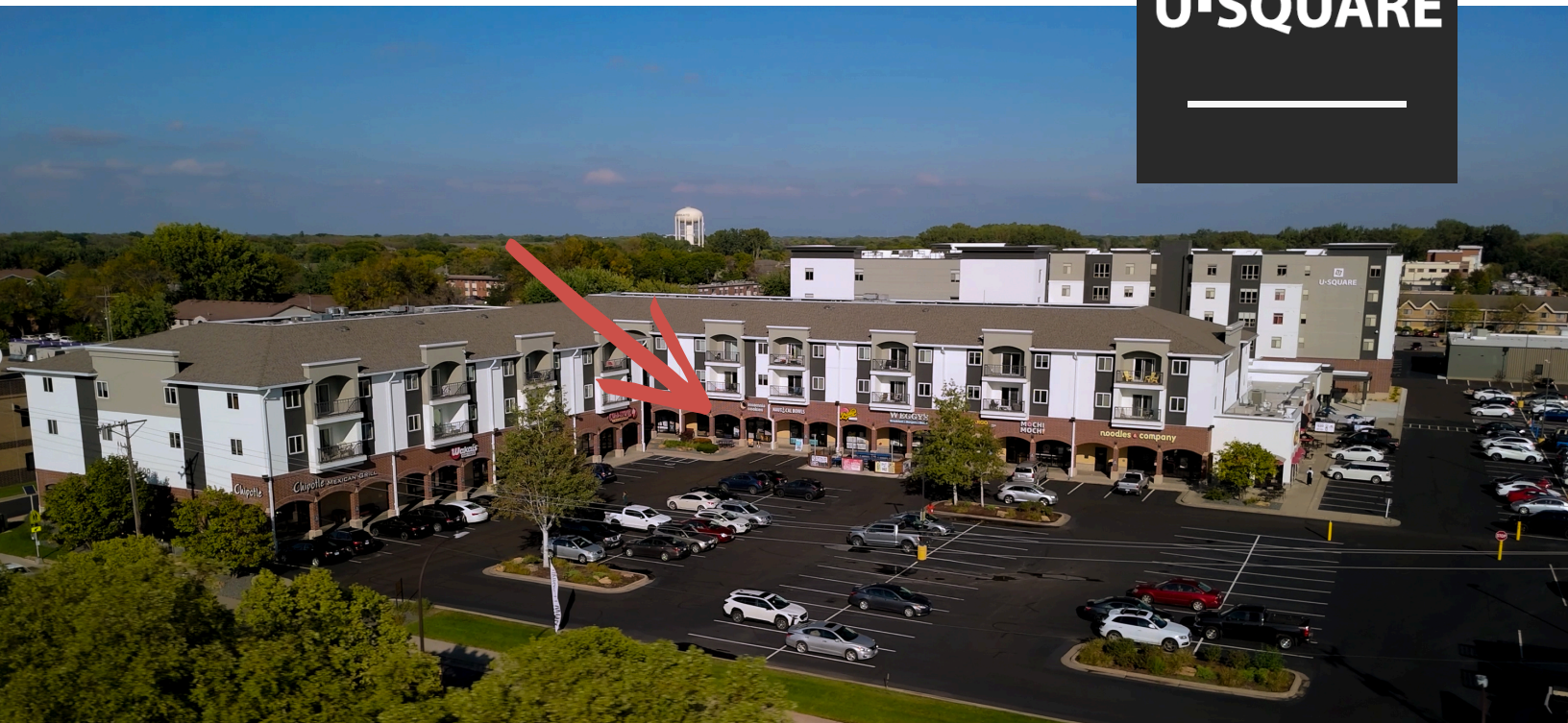


AVAILABLE IMMEDIATELY  
220 STADIUM RD | SUITE 9

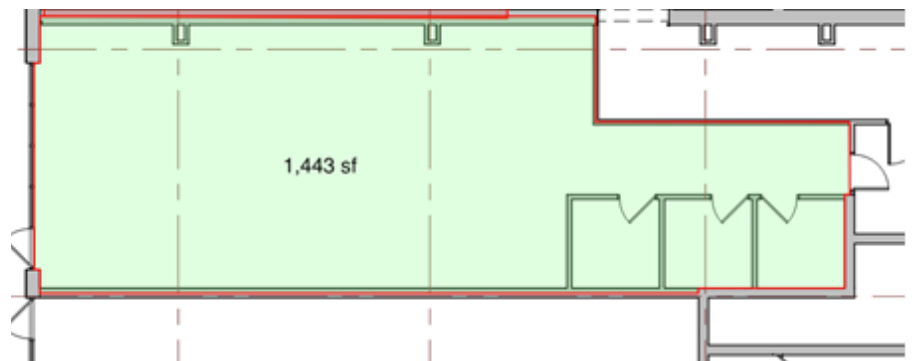
  
U-SQUARE



## PRIME COMMERCIAL RETAIL SPACE AVAILABLE

University Square Mall is an upscale, mixed-use development located directly across the street from the MSU, Mankato campus—providing unmatched exposure to thousands of students, faculty, and residents daily. This vibrant retail center features modern apartments above a bustling commercial strip and is home to a strong lineup of national tenants, including:

- Chipotle
- Cold Stone Creamery
- Insomnia Cookies
- Nautical Bowls
- Jimmy John's
- Noodles & Company
- Caribou Coffee
- Jamba Juice
- Auntie Anne's
- Cinnabon
- Wells Fargo



## STEPS TO MSU, MANKATO

PRESTON LOUGHEED  
507-340-4334  
PLOUGHEED@TERRATRON.ORG

# PRIME COMMERCIAL RETAIL SPACE AVAILABLE

1600 WARREN ST  
MANKATO, MN



**U-SQUARE**

## SITE INFORMATION

|               |                                    |
|---------------|------------------------------------|
| • Location    | Stadium Road & Warren Street       |
| • Description | Mixed use retail & student housing |
| • Center GLA  | 30,511 SF                          |
| • Zoning      | Commercial                         |

### DEMOGRAPHICS

|  | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

|                     |          |          |          |
|---------------------|----------|----------|----------|
| • Population        | 16,439   | 49,886   | 64,157   |
| • Median HH Income  | \$48,110 | \$58,121 | \$64,264 |
| • Average HH Income | \$65,826 | \$75,794 | \$84,629 |

### TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| • Stadium Road:  | 12,513 VPD |
| • Warren Street: | 6,000 VPD  |
| • Monks Avenue:  | 10,626 VPD |

### AVAILABLE

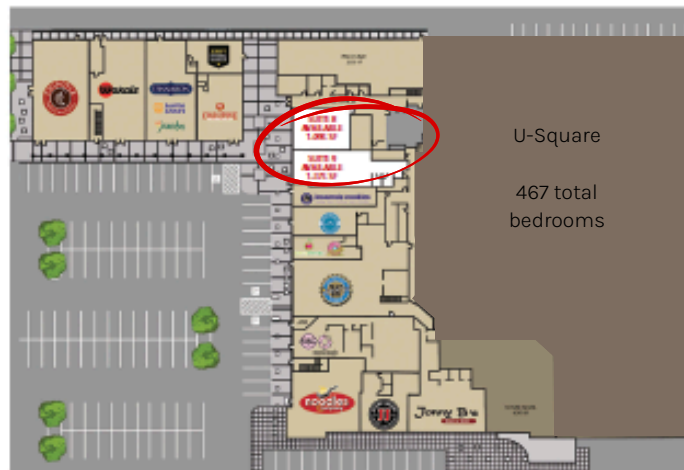
|           |                              |
|-----------|------------------------------|
| For Lease | <b>SUITE 9</b><br>1,443 SQFT |
|-----------|------------------------------|

### CAM/TAX

|           |             |
|-----------|-------------|
| • CAM/INS |             |
| • TAXES   |             |
| • TOTAL   | \$10.76 PSF |

### MALL TENANTS

|                                           |                      |                      |
|-------------------------------------------|----------------------|----------------------|
| Chipotle                                  | Jonny B's Sports Bar | Well Fargo/ATM       |
| Insomnia Cookies                          | Nautical Bowls       | Noodles & Co.        |
| Jimmy John's                              | Cold Stone Creamery  | Krusty's Donuts      |
| Berry Blendz                              | Caribou Coffee       | Wakia's Asian Fusion |
| Auntie Anne's                             | Cinnabon             | Jamba Juice          |
| Weggy's on Campus                         | Mochi Mochi          |                      |
| MN State University College of Humanities |                      |                      |
| MN State University College of Business   |                      |                      |



University Square is located directly across from Minnesota State University. With the current enrollment of 15,435 students this retail space creates a substantial and steady flow of students, educators, visitors and local traffic. University Square is conveniently located at the corner of Stadium Road and Warren Street, offering ample parking and easy access to the location.

### MAVERICK ALL-SPORTS DOME



The Maverick All-Sports Dome is a short 2-3 minute walk.

CONTACT FOR MORE INFORMATION:  
PRESTON LOUGHEED  
507-340-4334  
PLOUGHEED@TERRATRON.ORG



# PRIME COMMERCIAL RETAIL SPACE AVAILABLE

1600 WARREN ST, SUITE 9  
MANKATO, MN



## Location Matters

Position your business in the heart of the action.

- MSU, Mankato – just steps across the street
- Popular national brands like Chipotle, Cold Stone, Jimmy John's, Jamba Juice, and Caribou Coffee
- Over 400+ student apartments directly above and nearby

Whether you're launching a new concept or expanding your brand, this is the visibility you've been looking for.

